

# Casa del Cielo HOA Monthly Board Meeting

When: April 28, 2025, 5 pm – 6 pm

Location: CdC Pool Ramada

## MINUTES FOR THE APRIL MEETING

**Board Members Present:** Tom Krebs, President; Paul Hoff, Secretary; Kathy Hippensteel, Treasurer; Mike Zoretich, Member at Large (by phone)

**Absent:** Ginny Bertoncino, Vice President

**Homeowners Present:** Linda Anderson, Jeannie Gillins, Wm Dean Johnson, Leslie Sharp, Randy Vogel, Mike Wolfe, Vince and Joyce Wyles

**Meeting Called to Order by President Tom Krebs at 5:02 PM**

**PRESIDENT'S REPORT: Tom Krebs** - Thanked everyone for coming and shared his appreciation for living in the United States and our community after his recent travels abroad.

**APPROVAL OF MINUTES:** Kathy Hippensteel motioned to approve the March minutes. Paula Hoff seconded. Motion was approved.

### COMMITTEE REPORTS

#### Financial - Kathy Hippensteel

- The HOA continues to receive substantial earned interest from our CDs, which is reflected in the financial packet. CdC has a 9-month and 11-month CD and will continue to ladder the terms. The 9-month CD will come due in June.
- **Kathy motioned to approve the Financial package for March 2025. Paula Hoff seconded. Motion was approved.**
- The official document for CdC to continue to Regulate the Public Roadways in Casa del Cielo community has been filed with Maricopa County.
- Kathy is working on an outline that documents the approval process for payment of invoices and reimbursements that can be added to the By-Laws or Treasurer responsibilities.

#### Architectural Control Committee (ACC) - Mike Zoretich

- ACC Updates - The denial process for pavers from SRCA was because the pavers are not coming from the same manufacturers as SRCA requires, but the manufacturers are no longer in business or making the pavers. He continues to work with SRCA to have another paver approved that can be used in our community.
- It was noted that some residents are not following the guidelines for placing and removing their garbage and recycling cans from the curb. A discussion was held. Residents will be notified if a complaint is received and may be fined.
- Paula Hoff reported that the address sign in cobalt blue in a homeowner's front yard was reported to Scottsdale Ranch. They are in the process of sending a letter to the resident since it does not comply with AAC rules.
- The board agreed it would be a good idea to include the ACC Inspection Report form on the website for residents to review.

### **Pool Committee - Mike Wolfe**

- Discussion was continued regarding the storage of the pool chemicals. The Materials Safety Data Sheet (MSDS) has information on all chemicals regarding proper and safe storage of those chemicals. The MSDS labeling and proper storage fall under OSHA requirements. The Maricopa County Pool Code does not address storage of chemicals because the MSDS sheets for each chemical include storage instructions. Refer to each MSDS on each chemical.
- Pool maintenance update - Tom Krebs and Mike Wolfe will be researching the current pool problems for a more comprehensive solution(s) to the pool's multiple issues. Mike Wolfe said he will search for an expert on pool maintenance from Ask Rosie to assess the pool equipment.
- Southwest Gas will be coming out to check the meter heating the pool and spa, and possibly replace it.

### **Landscape - Randy Vogel**

- Landscape updates – Lawns Fertilized Lawns Turf Royal 21-7-14.
- Scheduled Pre-Emergent is for April.
- Trees- Trimmed 6 Oak trees and 2 Mesquite trees, removed a large Palo Verde between houses at 100<sup>th</sup> St. and San Bernardo. Removed a large Pine tree at 10059 E. San Salvador at the homeowner's cost.
- Landscape/Planting: Trimming back petite oleanders, bougainvillea, and lantana to remove dead branches and promote growth.
- Sprinklers: Repaired 2" Main and feeder lines at the entry on 100<sup>th</sup> Street.
- Scheduling inspection of all flow control valves with the City of Scottsdale.
- Complaints/Request: Lawn area water stuck on 3/23 has been repaired.

### **Social- Paula Hoff (For Ginny Bertoncino)**

- Paula Hoff requested on behalf of Ginny Bertoncino that their roles and responsibilities be reversed. Ginny would take on the role of Secretary on the Board. Paula would fill in the remaining year as Vice President and Social Committee Chair. **A motion was made and passed by the Board.**

### **Communications - Kathy Hippensteel**

- A reminder was noted that there is no parking on the street overnight. Residents are to park their vehicles in their garage or on their driveway for overnight parking. A complaint was received.
- A reminder to please remove trash and recycling containers from the street in a timely manner. We have received complaints.
- Pool Key/Mailbox Keys—a few new residents have not been left a Pool Key or mailbox keys when they moved into their new home. Reminder: It is the Seller's responsibility to leave those keys for the Buyer. Not doing so could result in additional costs for the Buyer.
- The deadline to have Citrus Fruit picked was April 30<sup>th</sup>. One resident notified SR and CdC and asked for an extension due to needing help to pick her fruit.

## **OLD BUSINESS:**

**NEW BUSINESS:** Change of Board Positions and Committee Chair: Vice President, Social Committee Chair, Secretary; Update CCRs and Bylaws: Kathy recommends only to amend the CC&Rs and review the Bylaws for updates to meet the current state statute. The board agreed.

The board agreed to change the May board meeting to Monday, May 19<sup>th</sup>, due to the fourth Monday falling on Memorial Day holiday.

## **HOMEOWNERS FORUM**

Jeannie Gillins asked to have a key to the kitchen for private neighborhood social events. Tom Krebs said he will consider it and get back to her. Jeannie has taken over the administration of the CdC Facebook page from Shirley Ekvall and asked Kathy to promote it in the newsletter.

Tom Krebs called the meeting adjourned at 5:50 pm.

**Next meeting:** Monday, May 19, 2025, at 5 pm., at the Pool Ramada